

Single Family Residence

RESIDENTIAL

725 RIVER RUSH DR

SUGAR HILL, GA 30518

\$610,807 TopHap Estimate · \$164 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,718 ft²
LIVING AREA

0.63 ac
LOT SIZE

2005

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$611K

\$588K low

\$633K high

Last Sale

\$375,000 · Mar 12, 2018

Est. Owner Equity

\$610,807

TAX & ASSESSMENT

Property Tax	\$7,179 (2025)
Assessed Value	\$313,760
Previous Assessed	\$313,760
Assessor Market Value	\$784,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Gwinnett
Lot (acres)	0.63
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes

Deck · 196 ft²

Porch · 352 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 12, 2018	Resale	Grant Deed	\$375,000	\$101	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sycamore Elementary School	Elementary	KG–5	1.3 mi
Lanier Middle School	Middle	6–8	1.8 mi
Lanier High School	High	9–12	3.2 mi

District: Gwinnett County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 30518

89 CRIME INDEX	81 AIR POLLUTION	60,951 POPULATION	\$99K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------